

# BROWNFIELDS NEW HAMPSHIRE Success Stories

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## City of Claremont

### *Success in DES/Grantee Brownfields Partnership*

#### Overview

In May 2002, the US Environmental Protection Agency selected the city of Claremont for a Brownfields Assessment Grant. The objective of the \$200,000 grant is to return brownfields sites in the downtown area and mill districts to productive use and the city's tax rolls, while encouraging a mixed-use redevelopment of the reclaimed properties. The Department of Environmental Services (DES) provided technical oversight and support to the city during the consultant selection process and development of a scope of work for the Brownfields assessment. The projected period for the assessment was two years with an expiration date of July 31, 2004.

#### At A Glance:

**Site Location:** Claremont, N.H. in the downtown historic mill district.

**Site Profile:** Former 19<sup>th</sup> century mills and undeveloped commercial properties.

**Brownfields Financial Assistance:**  
\$200,000 EPA Brownfields Assessment Grant.

#### History

Over the last several decades, as New Hampshire's economy has evolved to rely on high-tech manufacturing, Claremont's once flourishing textile mills were largely abandoned. Many of these mill buildings are located in prime downtown locations, adjacent to the Sugar River, which had once provided them with water power. The city has done a better job than most in seeking to acquire and preserve the structural integrity of these 19<sup>th</sup> century buildings, in hopes that they could be part of an overall downtown revitalization. Now, thanks to federal and state brownfields assistance and the city's hard work, that vision is being realized.



*The former Woven Label Mill building along the Sugar River soon to be another Common Man Restaurant.*

## Environmental Site Assessment

Work under the assessment grant included a number of Phase One site assessments on priority sites and subsequent development of cleanup and reuse plans. One of these sites, the Sawtooth



*Former Sawtooth Mill.*

Mill building, is historically significant because of its brick construction with a sawtooth roof design. This design allowed for abundant natural light to illuminate the interior work space. The original building was constructed in 1902 with additions in 1907 and 1911. Once known as the Sullivan Machinery Company Forge Shop (later known as the Joy Manufacturing Company), it contained a forge, heat treatment plant, and chemical laboratory. It

was used for hand-forging various parts of mining and quarrying equipment, such as tool steel cutters. The city of Claremont acquired the property in 1995. The building is slated for redevelopment into a multi-story parking garage facility. Preservation efforts will include refurbishing part of the exterior walls, which will be incorporated into the final design.

DES also focused on two other historic mills, the Peterson and Wainshall buildings. DES directed Phase II and III investigations, which resulted in the development of an appropriate remedial strategy to allow the mill buildings to be redeveloped.

## Redevelopment Status

The former Woven Label Mill building will soon house a new Common Man restaurant (their 15<sup>th</sup>), to be completed by the spring of 2007. This New Hampshire born business opened their first Common Man in 1971. This addition to the city of Claremont will be a welcome addition to enhance the viability of the city.

DES is pleased to be partnered with the city to position these sites for redevelopment, and believes that the city has the resources and knowledge to make wise and just decisions regarding the revitalization of these valuable properties.



*Potential redevelopment sites in Claremont's historic mill district.*

For further assistance please contact the  
Brownfields Program

New Hampshire Department of Environmental Services  
29 Hazen Drive, Concord, New Hampshire 03301  
(603) 271-2908

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